This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25651-AP

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
70 Burton Hills Blvd., Suite 135
Nashville, TN 37215

Karen Johnson
Batch # 1440894
07/01/2026 11:59:49 AM
Fees: $13.00 Taxes: $3,108.00

Davidson County
DEEDWARR
2 pgs

20260701-0059458

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2026.

Notary Public
My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Georgia Rubinowicz 401B Saint Francis Ave Nashville, TN 37205	New owner	104-01-4L-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Providence Capital LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Georgia Rubinowicz, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements of Homes at 401 St. Francis Avenue, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 401 St. Francis Avenue, a horizontal property regime with private elements, of record in Instrument No. 20240506-0033123, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 401 St. Francis Avenue provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the original plan of West End Park Terrace, of record in Book 547, page 36, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Providence Capital LLC, a limited liability company by Warranty Deed from William H. Beard and John H. Beard, Successor Trustees of The Hayes and Betsy H. Beard Revocable Living Trust Agreement dated February 13, 1996, Devisee of the Estate of Betsy H. Beard, dated January 4, 2024, recorded January 8, 2024, of record in Instrument No. 20240108-0001629, Register's Office for Davidson County, Tennessee.

This is improved property located at: **401 B Saint Francis Avenue, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2026.

GRANTOR:

Providence Capital LLC, a Tennessee Limited Liability Company

By:_____
Chad P. Wilson, Sole Managing Member

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad P. Wilson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Managing Member of Providence Capital LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2026.

_____
Notary Public
My Commission expires: 03/07/2029

ANGELA CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY